



City of Brockton

Procurement Department

BILL CARPENTER
MAYOR

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CHIEF PROCUREMENT OFFICER

ADDENDUM #2

To: All Potential Proposers
From: Michael Morris, Chief Procurement Officer
Subj: Addendum #2 to Project # PED 16-FSMP
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Total Pages: 4

Please be advised of the following answers to submitted questions:

Questions (Submitted to Mr. Rob May, January 8, 2106 via e-mail):

1. Does the School Department or the City utilize a computerized maintenance management software such as School Dude and its various modules? If so, who manages it and is there an expectation to coordinate with them to input data? If not, is the City open to the exploration of instituting something and getting it established in conjunction with our study?

The City does not utilize a computerized maintenance management software system. We would be open to the recommendation. The School Department does have an in-house work order system.

2. Do the City and School Department have a list of facilities and departments to be included in this study with quantitative information (year built, additions, square footage, recent renovations/major repairs, acreage, # parking spaces, # students, # employees)?

Spreadsheet attached.

3. Is there an Appendix H, I or J? Attachment B references Appendices A-J, but only A-G are included in the RFP.

There is no Appendix H, I or J. That was a typo. See Addendum #1.

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4. Attachment A – Phase I - Task 4 - Community Needs says, “work with the Committees to identify....groups seeking to rent space....” Is it expected that we will work from a list of groups that are known to have expressed interest, or that we would work with the Committees in a public outreach/survey type of activity to find such groups or try to generate interest and/or solicit groups to give consideration to renting space from the City?

I believe the School Department has a list of groups that already use our school buildings or who would like to. We should work with that group.

5. Attachment A – Phase 1 - Task 5 – Building Review – Existing Conditions says, “Obtain and scan....original and as-built drawings,.....surveys, reports, etc.” Can we assume that the City and School Department have access to and will provide said documents, or is it expected that we would have to help to locate what is needed?

The Building Department and School Department will make what documents it has available to the consultant team.

6. Phase I - Task 3 and Task 7 both say “Specific tasks will be further defined with the selected contractor.” Can we note that such tasks will be considered as additional services to the contract?

“Specific tasks” would be in addition to the scope as presented and would be considered additional services.

7. Phase II – Task 1 notes that each option shall be analyzed with respect to “availability of appropriate ‘new construction’ sites.” Does the City have specific sites in mind to be considered in this regard? If so, can you tell us about them and confirm that there would be a “Site Assessment” Task associated with each identified site. If not, is it expected that we would work with the City to identify and assess available sites?

The City has identified one new site that may be suitable for new construction. Additionally, new construction could be staged on several of the existing sites in a “build new, demo old” scheme. The scope does not require a site assessment task.

8. Attachment C – Evaluation Criteria #3 – “Respondent has demonstrated success in maintaining high quality, efficiently operated projects”. Please explain a bit more as to what is being asked here. Our supposition is that you want to know how well our built projects have held up and performed from a durability and energy efficiency perspective.

As this is a request for consulting services, the City and School Department would like to be assured that the consulting work is of a high quality; that plans developed by the consultant team were implementable, and had positive outcome. More plainly, are your recommendations actionable and are your clients happy with the results.

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9. There is no briefing session indicated. Can we arrange to visit sites to get a better sense of the properties to be surveyed?

The City and School Department would be happy to arrange a group site visit for all perspective teams.

10. Who might have been selected for the City's Comprehensive Master Plan that was issued last summer?

The Cecil Group, Boston MA

Any questions or concerns please feel free to contact me at (508) 580-7191.

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Brockton Public Schools Facilities	Number of Employees	Number of Classrooms	Number of Students	Number of Parking Spaces	Square feet	Year Built	Year of Last Major rehab	Total Acres of site
Crosby Administration Building, 43 Crescent Street	146	0			48,134	1898	1977	1.38
Keith Center, 175 Warren Avenue	50	30	187		88,864	1916	1974	3.75
Goddard School, 20 Union Street	36	12	52		28,212	1881	1975	1
Davis School, 380 Plain Street	103	42	1054		123,336	1974	2012	13.75
Gilmore School, 150 Clinton Street	74	20	373		50,928	1965		3
Paine School/Adult Learning Ctr , 211 Crescent Street	26	15	15 pre k		39,012	1916	2009	2
Downey School, 55 Electric Avenue	109	34	641		119,000	1971	2012	16.33
Ashfield Middle School, 225 Coe Road	65	26	5+6		63,100	1965	2009	14.25
Brookfield School, 135 Jon Drive	86	38	699		68,261	1963	1970	28.85
Raymond School, 125 Oak Street	89	42	774		123,336	1974	2012	21.3
Plouffe Academy, 250 Crescent Street	81	50	676		95,500	1998		6.6
Angelo School, 472 North Main Street	113	40	876		95,500	1999		5.06
Arnone School, 135 Belmont Street	103	48	867		95,500	2001		6.73
Baker School, 45 Quincy Street	94	50	755		116,000	2008		13.48
Barrett Russell School, 45 Oakdale Street	47	13	218		37,350	1925	2013	1.75
George School, 180 Colonel Bell Drive	104	64	894		116,000	2009		12.31
Hancock School, 125 Pearl Street	67	29	702		68,261	1963	2012	32
Huntington School, 1121 Warren Avenue	58	22	517		66,657	1896	1978	3
Kennedy School, 900 Ash Street	72	28	634		46,746	1965		14
East Middle School, 464 Centre Street	74	37	533		96,516	1958	2012	6
North Middle School, 108 Oak Street	72	32	586		92,061	1959	2012	5.75
West Middle School, 271 West Street	76	34	674		110,318	1952	2012	11.5
South Middle School, 105 Keith Avenue	72	36	550		103,500	1955	2003	9.25
High School, 470 Forest Avenue	465	246	4557		545,000	1070	2012	67
Warehouse, 91 Foster St	24	0	We lease this property					
Parent Information Center, 60 Crescent St	14	0	This is city owned					